

Bathroom Remodel Moderate - Gut to Studs

Sample

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Project Description:

Date: 9/26/2014

Bathroom Remodel: 35sf bathroom gutted to the studs. Bathroom remodel to include new insulation, sheetrock, electrical, bath fan and venting, plumbing fixtures, tub/shower surround, marmoleum floor, millwork, wall mount medicine cabinet, accessories, painting, and clean-up and debris removal. No heat- assumes exists.

	Qty.	Unit	Low Total	High Total
01. Permits				
Permit	1	EA	\$ 868.00	\$ 954.80
Design and Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 525.00	\$ 525.00
02. Site Prep & Demolition				
Site Prep (Includes floor protection, poly curtain walls, and delivery of tools/equipment and set up of job site). Place yard sign and order dumpster.	1	EA	\$ 294.00	\$ 323.40
Bathroom demolition of work area to EPA lead safe work practices: Demo existing walls to the studs. Demo existing floor to the sub-floor. Demo existing cabinets, tub, trim, mirror, and accessories. Existing ceiling to remain and get new sheetrock overlaid.	1	EA	\$ 958.30	\$ 1,054.13
NOTE: Although care is taken to carefully remove tile from walls occasionally screw pops, hairline cracks, and other issues can arise in adjacent spaces. No costs are included in this estimate to patch sheetrock or repaint walls in adjacent spaces but the need could arise and can be handled with a Change Order.	1	EA	\$ 0.00	\$ 0.00
03. Landscaping & Fence				
04. Concrete and Foundation				
05. Masonry				
06. Framing				
Basic interior wall framing: Straighten walls and ceiling, fur out as needed, provide and install backers for rock and accessories	1	EA	\$ 230.90	\$ 253.99
09. Roofing, Flashing, Gutters				
10. Exterior Trim, Porches & Decks				
11. Siding, Soffit, and Fascia				
12. Exterior Doors & Trim				
13. Windows				
14. Plumbing				
Plumbing permit (Always needs to be included)	1	EA	\$ 287.68	\$ 316.45
Provide and install pedestal sink. Moderate. <u>Allowance \$200.00</u>	1	EA	\$ 508.40	\$ 559.24
Provide and install sink faucet. <u>Moderate. Allowance \$130.00</u>	1	EA	\$ 409.20	\$ 450.12
Provide and install 5' acrylic tub and surround. Moderate. <u>Allowance \$525.00</u>	1	EA	\$ 1,488.00	\$ 1,636.80
Provide and install shower faucet, diverter, controller. Moderate. <u>Allowance \$100.00</u>	1	EA	\$ 471.20	\$ 518.32
Provide and install toilet. <u>Moderate. Allowance \$150.00</u>	1	EA	\$ 409.20	\$ 450.12
15. HVAC				
Mechanical permit (Always needs to be included)	1	EA	\$ 148.80	\$ 163.68
Venting a bath fan	1	EA	\$ 372.00	\$ 409.20
16. Electrical				
Bathroom price for electrical (Includes GFI Outlet to code, new switches and wiring in bath).	1	EA	\$ 694.40	\$ 763.84
Provide and install sconces on sides of mirror (2/ea). Moderate. Allowance \$100.00	1	EA	\$ 279.00	\$ 306.90
Supply bath fan. Moderate - Panasonic, WhisperValue 80 CFM, FV08VS1, low profile, white.	1	EA	\$ 285.14	\$ 313.65
17. Insulation				
Basic Bath Insulation - Supply and install R-15 recycled jean batts with poly, foam window (if required) and foam ceiling/floor penetrations to code	1	EA	\$ 242.20	\$ 266.42

18. Drywall						
Provide and install 1/2" Drywall on walls and ceilings with smooth finish	227 SF	\$	992.00	\$	1,091.20	
Patching and skim coating plaster walls / ceilings	100 SF	\$	365.80	\$	402.38	
19. Tile & Stone						
20. Millwork, Doors, Hardware						
Install bathroom millwork (base, shoe, one side of door and window casing). Moderate = 2 1/4" profile casing with basic base. Add \$3/lf for additional base molding install. Includes standard profile.	1 EA	\$	446.40	\$	491.04	
21. Cabinetry, Countertops & Appliances						
Provide and install wall-mounted mirror/medicine cabinet. Moderate Allowance. \$125.00	1 EA	\$	217.00	\$	238.70	
22. Specialties						
Provide bathroom accessories - 24" towel bar, towel ring & toilet paper holder. <u>Moderate Allowance</u> \$40.00.	1 EA	\$	49.60	\$	54.56	
Provide and install Gatco shower curtain rod. Finish: Polished Chrome	1 EA	\$	68.42	\$	71.12	
Install accessories in drywall/plaster	4 EA	\$	103.60	\$	113.96	
23. Flooring						
Floor Prep. Moderate	35 SF	\$	75.95	\$	83.55	
Floor transitions. Moderate.	1 EA	\$	62.00	\$	68.20	
Provide and install Marmoleum sheet goods.	35 SF	\$	314.65	\$	346.12	
24. Painting & Decorating						
Prime and painting ceilings using Amazon recycled paint. 16 color choices available.	35 SF	\$	86.80	\$	95.48	
Prime and paint walls using Amazon recycled paint. 16 color choices available.	192 SF	\$	380.93	\$	419.02	
Prime and enamel or stain one side of door, double-hung window, and baseboard / casing - Moderate & Classic using non-toxic zero VOC Mythic Paint.	1 EA	\$	384.40	\$	422.84	
25. Clean Up & Debris Removal						
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	35 SF	\$	54.39	\$	59.83	
10 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum	1 EA	\$	347.20	\$	381.92	
Subtotal		\$	12,420.56	\$	13,605.97	
26. Project Management			\$	993.86	\$	1,093.25
27. Administrative Fees			\$	310.58	\$	341.64
28. Designer Oversight			\$	186.35	\$	204.98
29. Overhead & Profit			\$	1,739.26	\$	1,913.18
Grand Total**			\$	15,650.60	\$	17,159.02

****Important Notice****

****This is only a ballpark guesstimate. This does not represent actual prices, only a best guess based on Castle's past experiences. There are still many unknowns that can affect pricing at this point.**

Check or Cash Discount

2.5%* \$

410.12

Total Project Cost with All

Cash Discount

\$ 15,240.48 \$ 16,748.89

*Doesn't Apply to Bank Financing or loan process that requires Castle to receive payment directly from that entity after Castle has paid subcontractors and secured lien waivers. In these instances Castle essentially acts as the financier for the project and incurs borrowing costs. Exceptions include banks willing to follow Castle payment structure.

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